



SUBJECT
PROPERTY

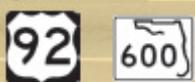


SUBJECT
PROPERTY



PINE STREET

ORANGE STREET



MAGNOLIA AVENUE

44,000 VPD


CROWNPOINT
PARTNERS

701 & 719 MAGNOLIA AVENUE, AUBURNDALE, FL • ORLANDO-LAKELAND MSA



EXCLUSIVELY LISTED BY

JULIUS SWOLSKY

Co-Founder/Managing Partner
julius@crownpoint.co
P. 419.944.3704
CA 02074212

SHANNON BONA

Co-Founder/Managing Partner
shannon@crownpoint.co
P. 203.592.4688
FL BK3629909

SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS



- Rare Opportunity to Acquire Two Newly Constructed QSR's
- Two Tenants Mitigate Long-Term Risk
- No Landlord Responsibilities - Both Tenants have Separate Ground Leases
- Both Tenants have Drive Thru Locations
- Strategically Prime Location in a Dense Industrial/Retail Corridor, Boosting Daytime Traffic and Demand

CHECKERS

- Corporate Guarantee from Checkers Drive-In Restaurants, Inc.
- 19 Years Remain on 20 Year Ground Lease
- Absolutely Zero Landlord Responsibilities
- Attractive 10% Increases Every 5 Years and in Option Periods
- Brand New Construction, Completed in 2024
- Custom Exterior Artwork to Compliment the Auburndale Community and Create a Loyal Local Draw

SCOOTERS

- 9 Years Remain on 10 Year Ground Lease
- Absolutely Zero Landlord Responsibilities
- Drive Thru Coffee Kiosk was Built in 2024
- Attractive 10% Increases Every 5 Years and in Option Periods
- Tenant is a Local, Growing Franchise
- Strong Emerging Franchise with 3 Current Units
- Franchisee has Growth Strategy to Open a total of 15 Locations

INVESTMENT OFFERING

ADDRESS

701 & 719 MAGNOLIA AVENUE
AUBURNDALE, FL

PRICE

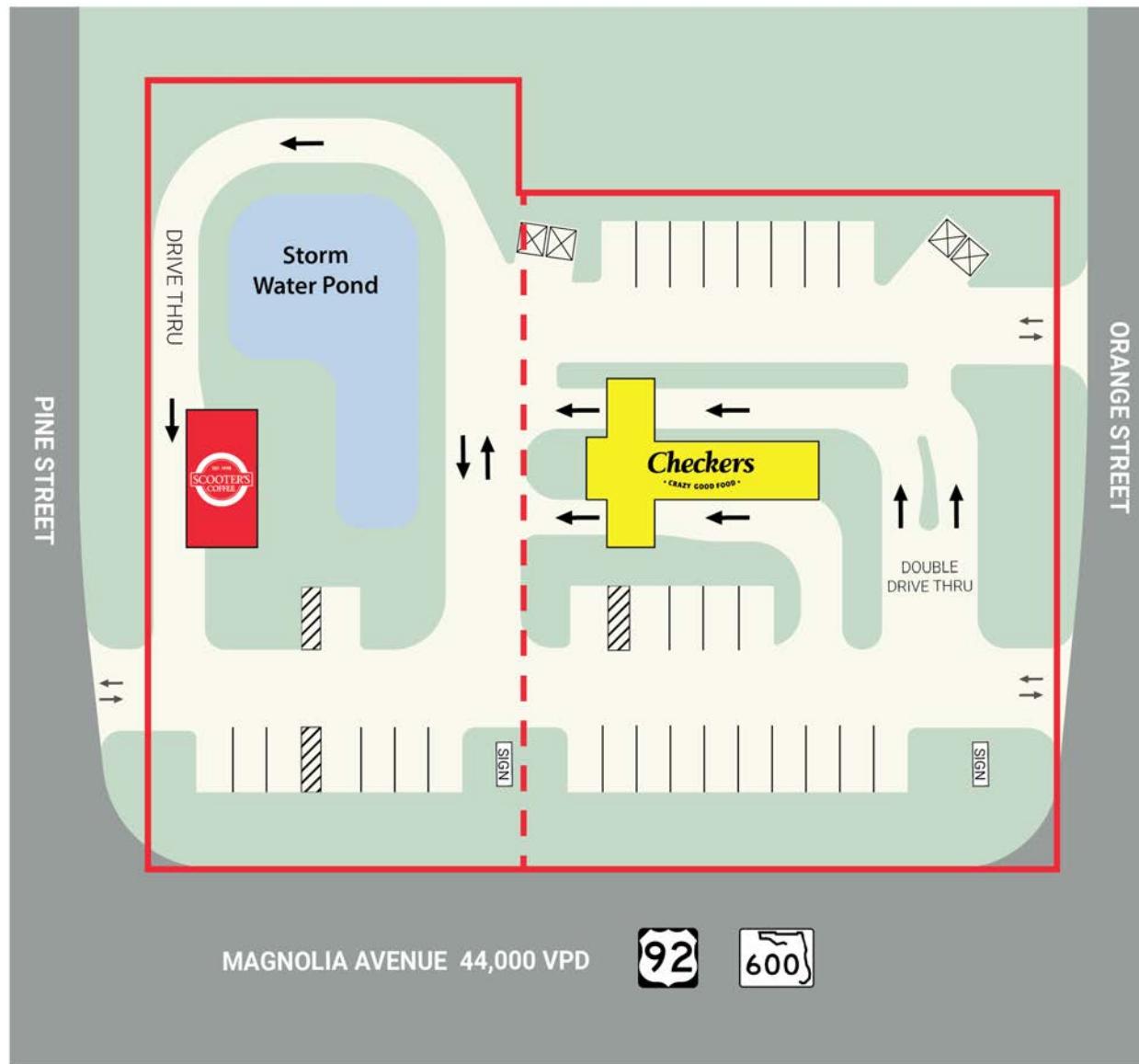
\$2,107,000

CAP RATE

5.75%



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW





CHECKERS

PARENT COMPANY	CHECKERS HOLDING, INC
OWNERSHIP STATUS	PRIVATE
REVENUE	\$1.3 BILLION (2024)
NO. OF LOCATIONS	820+
EMPLOYEES	5,000
HEADQUARTERS	TAMPA, FL
FOUNDED	1986



Checkers®

Based in Tampa, Fla., Checkers Drive-In Restaurants, Inc., an iconic and innovative drive-thru restaurant chain known for its bold, craveable food, famous fries, exceptional value, and people-first attitude, operates and franchises both Checkers® and Rally's® restaurants.

With more than 820 restaurants and room to grow, Checkers & Rally's is a proven brand with flexible building formats that is aggressively expanding across the country. Checkers & Rally's is dedicated to being a place where franchisees and employees who work hard can create opportunities for themselves, their families, and their communities.

In recent years, the brand has earned several of the industry's most prestigious awards including: "#1 Most-Loved Fries" in 2021 and "#1 Most Craveable Fries" by Restaurant Business in 2019 and 2017; Best Franchise Deal and "Best Drive-Thru in America" by QSR Magazine; Top Food and Beverage Franchise by Franchise Business Review; the "Hot! Again" award from Nation's Restaurant News; several "Most Innovative" awards from Franchise Update Media; and has consistently been ranked on Entrepreneur's Franchise 500.

EXTERIOR



TENANT SUMMARY



SCOOTERS

PARENT COMPANY	SCOOTER'S COFFEE, LLC
OWNERSHIP STATUS	PRIVATE
REVENUE	\$500 MILLION (2024)
NO. OF LOCATIONS	800+
EMPLOYEES	3,600
HEADQUARTERS	OMAHA, NE
FOUNDED	1998



Scooter's Coffee is a quick service restaurant brand offering coffee through their signature ~800 SF drive-thru coffee kiosks. Co-founded by Don and Linda Eckles in 1998, Scooter's is committed to finding great locations and providing consumers with high-quality drinks, speed of service and friendly customer service. The company is headquartered in Omaha, NE and has approximately 3,600 employees working in over 800 locations across 29 states.

In 2001, Scooter's Coffee began franchising and has been strategically growing over the past two decades. The company's popularity has grown exponentially in the past two years – jumping 2,000 spots on the 2022 Inc. 5000 Annual List, one of the most prestigious ranking lists of fastest-growing private companies in America. Joe Thornton, the company's president, subsequently announced that the company plans to open over 1,000 stores.



EXTERIOR



LOCATION HIGHLIGHTS



POPULATION	1-MILE	3-MILE	5-MILE
2024 POPULATION	5,454	37,727	92,319
HOUSEHOLDS			
2024 HOUSEHOLDS	2,041	14,251	35,890
INCOME			
AVG HOUSEHOLD INCOME	\$57,727	\$71,617	\$70,488
CONSUMER SPENDING	\$50M	\$397M	\$968M



- Over 44,000 Vehicles Pass the Site Daily on Magnolia Avenue
- Local Job Market and Employment Fueled by 2.9 Million Square Feet of Industrial & Warehouse Product in the Immediate 1 Mile Radius
- Major Employees of Auburndale Include Coca-Cola, Cutrale Citrus Juices USA, Florida Brewery, Adams Cold Storage, Bright House Networks, Saddle Creek Logistics Services, AdventHealth of Florida, Lakeland Regional Health, Champion Home Builders Co and more
- Auburndale is also home to an Amazon TPA3 Warehouse and a new 386,00 SF Class A Cold Storage Facility Under Construction for RealCold
- 2025 New Developments in the Horizon for Auburndale Include: \$20 Million Civic Center Relocation; Lake Myrtle Sports Complex \$18 Million Renovation; Major Sewer Upgrades
- Located in the Lakeland MSA just off of I-4, Attracting Many International Companies to Auburndale to Open Manufacturing Plants, Distribution Centers, etc.
- 5 Miles to Florida Polytechnic University and 20 Miles to Legoland
- Auburndale is 40 Miles Northeast of Tampa and 55 Miles Southwest of Orlando

AERIAL OVERVIEW



AERIAL OVERVIEW





FLORIDA POLYTECHNIC UNIVERSITY



LEGOLAND



REALCOLD CLASS-A STORAGE FACILITY

LAKELAND MSA

The Lakeland economy, once dominated by agriculture and mining, continues to diversify. Large companies, such as Amazon, Publix and Walmart, employ thousands of workers across the county, and tourism has become a greater contributor of local jobs. Located roughly 35 miles from Tampa and 55 miles from Orlando, the Lakeland metro, which encompasses all of Polk County, is uniquely situated to grow as a transportation hub, especially along the Interstate 4 Corridor in the northern portion of the market. Over the next five years, the metro will add roughly 52,600 new residents.

- Lakeland is Located in Polk County, the #1 Fastest Growing County in Florida
- Lakeland-Winter Haven MSA is the #5 Fastest Growing MSA in the United States with Projected 1.8% Population Growth
- Situated Between the Two Major Metros of Tampa (30 Miles) and Orlando (60 Miles)
- The Lakeland-Winter Haven MSA is home to 754,798 residents, 256,218 Employees and 21,616 Business.
- Top Employers include: Publix, Polk County Public Schools, Lakeland Regional Health, Amazon, Bay Care, City of Lakeland, Walmart, Geico, and Polk County
- Top Industries include: Health Care & Social Assistance, Retail Trade, Transportation & Warehousing, Accommodation & Food Services
- Polk County has the most Rail Lines in Florida
- In 2014 CSW opened a state of the art Intermodal Logistics Center that manages all transportation, logistics and distribution for Central Florida
- Access to 3 Ports within a 90-Mile Drive

REGIONAL MAP



STATE MAP





PROPERTY SUMMARY

ADDRESS	719 MAGNOLIA AVENUE AUBURNDALE, FL 33823
YEAR BUILT	2024
GLA	1,326 SF
PARCEL SIZE	0.53 ACRES

LEASE OVERVIEW

TENANT	CHECKERS DRIVE-IN RESTAURANT, INC
GUARANTOR	CORPORATE
LEASE TYPE	GROUND LEASE
TERM REMAINING	19 YEARS
LEASE COMMENCEMENT	MARCH 28, 2022
RENT COMMENCEMENT (RCD)	JANUARY 4, 2024
LEASE EXPIRATION	JANUARY 3, 2044
RENTAL INCREASES	10% EVERY 5 YEARS
OPTIONS	4 X 5 YEAR
RIGHT OF FIRST REFUSAL	YES

PRICING

PRICE	\$2,107,000
NOI	\$121,120
CAP RATE	5.75%

RENT SCHEDULE

YEAR	ANNUAL RENT
CURRENT TO 4/3/2029	\$60,500.00
4/4/2029 - 4/3/2034	\$66,550.00
4/4/2034 - 4/3/2039	\$73,025.00
4/4/2039 - 4/3/2044	\$80,525.50
OPTION 1	\$88,578.05
OPTION 2	\$97,435.86
OPTION 3	\$107,179.44
OPTION 4	\$117,897.38



PROPERTY SUMMARY

ADDRESS	701 MAGNOLIA AVENUE AUBURNDALE, FL 33823
YEAR BUILT	2024
GLA	650 SF
PARCEL SIZE	0.29 ACRES

RENT SCHEDULE

YEAR	ANNUAL RENT
CURRENT - 4/4/2029	\$60,620.00
4/5/2029 - 4/4/2034	\$66,682.00
OPTION 1	\$73,350.24
OPTION 2	\$80,685.24
OPTION 3	\$88,753.80
OPTION 4	\$97,629.12

LEASE OVERVIEW

TENANT	GROUNDWORKS COFFEE LLC
GUARANTOR	FRANCHISEE/PERSONAL
LEASE TYPE	GROUND LEASE
TERM REMAINING	9 YEARS
LEASE COMMENCEMENT	DECEMBER 23, 2022
RENT COMMENCEMENT (RCD)	APRIL 5, 2024
LEASE EXPIRATION	APRIL 4, 2034
RENTAL INCREASES	10% EVERY 5 YEARS
OPTIONS	4 X 5 YEAR

PROPERTY PRICING



PROPERTY SUMMARY

ADDRESS	701 & 719 MAGNOLIA AVENUE AUBURNDALE, FL 33823
YEAR BUILT	2024
TOTAL GLA	1,976 SF
PARCEL SIZE	0.82 ACRES

PRICING

PRICE	\$2,107,000
NOI	\$121,120
CAP RATE	5.75%



CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the Purchase of this Property and is not to be used for any other purpose. This information should not, under any circumstances, be disclosed to any third party without the written consent of CrownPoint Partners, or Owner, or used for any purpose whatsoever other than to evaluate the possible Purchase of the Property. The Memorandum contains select information that pertains to the Property and the Owner, does not purport to be all-inclusive or contain all or part of the information which prospective investor may require to evaluate a Purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable but has not been verified for accuracy, completeness, or fitness for any purpose. All information is presented "as- is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions related to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. CrownPoint Partners and the Owner disclaim any, and all liability for representations or warranties expressed or implied, contained in or omitted from this Memorandum or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to Owner or CrownPoint Partners nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

NON-ENDORSEMENT NOTICE

CrownPoint Partners is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of CrownPoint Partners, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of CrownPoint Partners, and is solely included for the purpose of providing tenant lessee and market information about this listing to prospective customers.



EXCLUSIVELY LISTED BY

JULIUS SWOLSKY

Co-Founder/Managing Partner
julius@crownpoint.co
P. 419.944.3704
CA 02074212

SHANNON BONA

Co-Founder/Managing Partner
shannon@crownpoint.co
P. 203.592.4688
FL BK3629909